

ASSEMBLY BILL

No. 1573

Introduced by Assembly Member Corbett

February 21, 2003

An act to amend Sections 17250.25, 17250.30, and 17250.35 of the Education Code, relating to school construction.

LEGISLATIVE COUNSEL'S DIGEST

AB 1573, as introduced, Corbett. School construction: design-build.

Existing law authorizes a school district governing board to enter into a design-build contract, as defined, in which factors in addition to price and cost may be considered in awarding a contract for the design and construction of a school facility that exceeds \$10,000,000. Existing law requires a school district to establish a procedure to prequalify design-build entities using a standard questionnaire that requests, among other things, evidence that the members of the entity have completed or demonstrated the experience, competency, capability, and capacity to complete projects of similar size, scope, or complexity, and that proposed key personnel have sufficient experience and training to competently manage and complete the design and construction of the project.

This bill would define “experience” for these purposes to mean design-build experience and any school design and construction it has performed in the state.

Existing law requires the standard questionnaire used by the school district to request a listing of all of the partners, general partners, or association members who will participate as subcontractors in the design-build contract. Existing law requires all subcontracts that were

not listed by the design-build entity to be awarded by the design-build entity.

This bill would require those subcontracts that were not listed by the design-build entity to be awarded in accordance with the process specified by the school district in the design-build contract.

Existing law requires the school district governing board to be the employer of the project inspector. Existing law requires the project inspector to be fully independent from any member of the design-build entity and prohibits the inspector from having any affiliation with any member of the design-build entity or any of the project subcontractors.

This bill would require the project inspector to act under the direction of either the Director of the Department of General Services or a competent, qualified agent of the school district.

Vote: majority. Appropriation: no. Fiscal committee: no. State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. Section 17250.25 of the Education Code is
2 amended to read:

3 17250.25. Design-build projects shall progress as follows:

4 (a) (1) The school district governing board shall prepare a
5 request for proposal setting forth the scope of the project that may
6 include, but is not limited to, the size, type and desired design
7 character of the buildings and site, performance specifications
8 covering the quality of materials, equipment, and workmanship,
9 preliminary plans or building layouts, or any other information
10 deemed necessary to describe adequately the school district's
11 needs. The performance specifications and any plans shall be
12 prepared by a design professional duly licensed or registered in
13 this state.

14 (2) Each request for proposal shall do all of the following:

15 (A) Identify the basic scope and needs of the project or
16 contract, the expected cost range, and other information deemed
17 necessary by the school district to inform interested parties of the
18 contracting opportunity.

19 (B) Invite interested parties to submit competitive sealed
20 proposals in the manner prescribed by the school district.

21 (C) Include a section identifying and describing the following:



1 (i) All significant factors and subfactors that the school district
2 reasonably expects to consider in evaluating proposals, including
3 cost or price and all nonprice related factors and subfactors.

4 (ii) The methodology and rating or weighting scheme that will
5 be used by the school district governing board in evaluating
6 competitive proposals and specifically whether proposals will be
7 rated according to numeric or qualitative values.

8 (iii) The relative importance or weight assigned to each of the
9 factors identified in the request for proposal.

10 (iv) As an alternative to clause (iii), the governing board of a
11 school district shall specifically disclose whether all evaluation
12 factors other than cost or price, when combined, are any of the
13 following:

14 (I) Significantly more important than cost or price.

15 (II) Approximately equal in importance to cost or price.

16 (III) Significantly less important than cost or price.

17 (v) If the school district governing board wishes to reserve the
18 right to hold discussions or negotiations with responsive bidders,
19 it shall so specify in the request for proposal and shall publish
20 separately or incorporate into the request for proposal applicable
21 rules and procedures to be observed by the school district to ensure
22 that any discussions or negotiations are conducted in a fair and
23 impartial manner.

24 (3) Notwithstanding Section 4-315 of Title 24 of the California
25 Code of Regulations, an architect or structural engineer who is
26 party to a design-build entity may perform the services set forth in
27 Section 17302.

28 (b) (1) The school district shall establish a procedure to
29 prequalify design-build entities using a standard questionnaire
30 developed by the Director of the Department of Industrial
31 Relations. In preparing the questionnaire, the director shall consult
32 with the construction industry, including representatives of the
33 building trades, surety industry, school districts, and other affected
34 parties. This questionnaire shall require information including, but
35 not limited to, all of the following:

36 (A) If the design-build entity is a partnership, limited
37 partnership, or other association, a listing of all of the partners,
38 general partners, or association members who will participate as
39 subcontractors in the design-build contract, including, but not
40 limited to, electrical and mechanical subcontractors.

1 (B) Evidence that the members of the design-build entity have
2 completed, or demonstrated, the experience, competency,
3 capability, and capacity to complete projects of similar size, scope
4 or complexity, and that proposed key personnel have sufficient
5 experience and training to competently manage and complete the
6 design and construction of the project.

7 (C) The licenses, registration, and credentials required to
8 design and construct the project, including information on the
9 revocation or suspension of any license, credential, or registration.

10 (D) Evidence that establishes that the design-build entity has
11 the capacity to obtain all required payment and performance
12 bonding, liability insurance, and errors and omissions insurance,
13 as well as a financial statement that assures the school district that
14 the design-build entity has the capacity to complete the project.

15 (E) Any prior serious or willful violation of the California
16 Occupational Safety and Health Act of 1973 (Part 1 (commencing
17 with Section 6300) of Division 5 of the Labor Code) or the Federal
18 Occupational Safety and Health Act of 1970 (P.L. 91-596), settled
19 against any member of the design-build entity, and information
20 concerning a contractor member's workers' compensation
21 experience history and worker safety program.

22 (F) Information concerning any debarment, disqualification,
23 or removal from a federal, state or local government public works
24 project.

25 (G) Any instance where an entity, its owners, officers, or
26 managing employees, submitted a bid on a public works project
27 and were found by an awarding body not to be a responsible bidder.

28 (H) Any instance where the entity, its owner, officers, or
29 managing employees defaulted on a construction contract.

30 (I) Any prior violations of the Contractors' State License Law
31 (Chapter 9 (commencing with Section 7000) of Division 3 of the
32 Business and Professions Code), excluding alleged violations of
33 federal or state law including the payment of wages, benefits,
34 apprenticeship requirements, or personal income tax withholding,
35 or of Federal Insurance Contribution Act (FICA) withholding
36 requirements, settled against any member of the design-build
37 entity.

38 (J) Information concerning the bankruptcy or receivership of
39 any member of the entity, including information concerning any
40 work completed by a surety.

1 (K) Information concerning all settled adverse claims,
2 disputes, or lawsuits between the owner of a public works project
3 and any member of the design-build entity during the five-year
4 period preceding submission of the bid pursuant to this section, in
5 which the claim, settlement, or judgment exceeds fifty thousand
6 dollars (\$50,000). Information shall also be provided concerning
7 any work completed by a surety during this period.

8 (L) In the case of a partnership or other association that is not
9 a legal entity, a copy of the agreement creating the partnership or
10 association.

11 (2) The information required pursuant to this subdivision shall
12 be verified under oath by the design-build entity and its members
13 in the manner in which civil pleadings in civil actions are verified.
14 Information that is not a public record pursuant to the California
15 Public Records Act (Chapter 3.5 (commencing with Section 6250)
16 of Division 7 of Title I of the Government Code) shall not be open
17 to public inspection.

18 (c) The school district shall establish a procedure for final
19 selection of the design-build entity. Selection shall be based on
20 either of the following criteria:

21 (1) A competitive bidding process resulting in lump-sum bids
22 by the prequalified design-build entities. Award shall be made on
23 the basis of the lowest responsible bid.

24 (2) Notwithstanding any other provision of this code or of
25 Section 20110 of the Public Contract Code, a school district may
26 use a design-build competition based upon performance and other
27 criteria set forth by the governing board in the solicitation of
28 proposals. Criteria used in this evaluation of proposals may
29 include, but need not be limited to, the proposed design approach,
30 life cycle costs, project features, and project functions. However,
31 competitive proposals shall be evaluated by using the criteria and
32 source selection procedures specifically identified in the request
33 for proposal. Once the evaluation is complete, all responsive
34 bidders shall be ranked from the most advantageous to least
35 advantageous to the school district.

36 (A) Any architectural or engineering firm or individual
37 retained by the governing body of the school district to assist in the
38 development criteria or preparation of the request for proposal
39 shall not be eligible to participate in the competition with the
40 design-build entity.

1 (B) The award of the contract shall be made to the responsible
2 bidder whose proposal is determined, in writing by the school
3 district, to be the best value to the school district.

4 (C) Proposals shall be evaluated and scored solely on the basis
5 of the factors and source selection procedures identified in the
6 request for proposal. However, the following minimum factors
7 shall collectively represent at least 50 percent of the total weight
8 or consideration given to all criteria factors: price, technical
9 expertise, life cycle costs over 15 years or more, skilled labor force
10 availability, and acceptable safety record.

11 (D) The school district governing board shall issue a written
12 decision supporting its contract award and stating in detail the
13 basis of the award. The decision and the contract file must be
14 sufficient to satisfy an external audit.

15 (E) Notwithstanding any provision of the Public Contract
16 Code, upon issuance of a contract award, the school district
17 governing board shall publicly announce its awards identifying the
18 contractor to whom the award is made, the winning contractor's
19 price proposal and its overall combined rating on the request for
20 proposal evaluation factors. The notice of award shall also include
21 the agency's ranking in relation to all other responsive bidders and
22 their respective price proposals and a summary of the school
23 district's rationale for the contract award.

24 (F) For the purposes of this chapter, "skilled labor force
25 availability" means that an agreement exists with a registered
26 apprenticeship program, approved by the California
27 Apprenticeship Council, which has graduated apprentices in the
28 preceding five years. This graduation requirement shall not apply
29 to programs providing apprenticeship training for any craft that
30 has not been deemed by the Department of Labor and the
31 Department of Industrial Relations to be an apprenticable craft in
32 the two years prior to enactment of this act.

33 (G) For the purposes of this chapter, a bidder's "safety record"
34 shall be deemed "acceptable" if its experience modification rate
35 for the most recent three-year period is an average of 1.00 or less,
36 and its average total recordable injury or illness rate and average
37 lost work rate for the most recent three-year period does not exceed
38 the applicable statistical standards for its business category, or if
39 the bidder is a party to an alternative dispute resolution system as
40 provided for in Section 3201.5 of the Labor Code.

1 (H) *For purposes of this chapter, the consideration of the*
2 *experience of a design-build entity shall be limited to its*
3 *design-build experience and any school design and construction*
4 *it has performed in the State.*

5 SEC. 2. Section 17250.30 of the Education Code is amended
6 to read:

7 17250.30. (a) Any design-build entity that is selected to
8 design and build a project pursuant to this chapter shall possess or
9 obtain sufficient bonding to cover the contract amount for
10 nondesign services, and errors and omissions insurance coverage
11 sufficient to cover all design and architectural services provided in
12 the contract. This chapter does not prohibit a general or
13 engineering contractor from being designated the lead entity on a
14 design-build entity for the purposes of purchasing necessary
15 bonding to cover the activities of the design-build entity.

16 (b) Any payment or performance bond written for the purposes
17 of this chapter shall use a bond form developed by the Department
18 of General Services pursuant to subdivision (i) of Section 14661
19 of the Government Code. The purpose of this subdivision is to
20 promote uniformity of bond forms to be used on school district
21 design-build projects throughout the state.

22 (c) (1) All subcontracts that were not listed by the design-build
23 entity in accordance with Section 17250.25 shall be awarded by
24 the design-build entity *in accordance with the process specified by*
25 *the school district in the design-build contract.*

26 (2) The design-build entity shall do all of the following:

27 (A) Provide public notice of the availability of work to be
28 subcontracted.

29 (B) Provide a fixed date and time on which the subcontracted
30 work will be awarded.

31 (3) Subcontractors bidding on contracts pursuant to this
32 subdivision shall be afforded the protections contained in Chapter
33 4 (commencing with Section 4100) of Part 1 of Division 2 of the
34 Public Contract Code.

35 (4) In a contract between the design-build entity and a
36 subcontractor, and in a contract between a subcontractor and any
37 subcontractor thereunder, the percentage of the retention proceeds
38 withheld may not exceed the percentage specified in the contract
39 between the school district and the design-build entity. If the
40 design-build entity provides written notice to any subcontractor

1 who is not a member of the design-build entity, prior to or at the
2 time the bid is requested, that a bond may be required and the
3 subcontractor subsequently is unable or refuses to furnish a bond
4 to the design-build entity, then the design-build entity may
5 withhold retention proceeds in excess of the percentage specified
6 in the contract between the school district and the design-build
7 entity from any payment made by the design-build entity to the
8 subcontractor.

9 (5) In accordance with the provisions of applicable state law,
10 the design-build entity may be permitted to substitute securities in
11 lieu of the withholding from progress payments. Substitutions
12 shall be made in accordance with Section 22300 of the Public
13 Contract Code.

14 (d) The school district shall establish and enforce a labor
15 compliance program containing the requirements outlined in
16 Section 1771.5 of the Labor Code or shall contract with a third
17 party to operate a labor compliance program containing the
18 requirements outlined in Section 1771.5 of the Labor Code. This
19 requirement shall not apply to projects where the school district or
20 the design-build entity has entered into a collective bargaining
21 agreement that binds all of the contractors performing work on the
22 project.

23 SEC. 3. Section 17250.35 of the Education Code is amended
24 to read:

25 17250.35. (a) The minimum performance criteria and design
26 standards established pursuant to this chapter by a school district
27 for quality, durability, longevity, and life cycle costs, and other
28 criteria deemed appropriate by the school district shall be adhered
29 to by the design-build entity. Any deviations from those standards
30 may only be allowed by written consent of the school district. The
31 governing board may, and is strongly encouraged to, retain the
32 services of an architect or structural engineer throughout the
33 course of the project in order to ensure compliance with this
34 chapter. Any architect or structural engineer retained pursuant to
35 this subdivision shall be duly licensed and registered in California.

36 (b) The school district governing board shall be the employer
37 of the *project* inspector. The project inspector shall be fully
38 independent from any member of the design-build entity and may
39 not have any affiliation with any member of the design-build entity
40 or any of the project subcontractors. ~~The~~ *The project inspector*

1 *shall act under the direction of either the Director of the*
2 *Department of General Services or a competent, qualified agent*
3 *of the school district.*

4 (c) The total price of the project shall be determined either upon
5 receipt of the lump-sum bids as set forth in paragraph (1) of
6 subdivision (c) of Section 17250.25, or by completion of the
7 process pursuant to paragraph (2) of subdivision (c) of Section
8 17250.25.

9 ~~(e)~~

10 (d) Each contract with a design-build entity shall provide that
11 no construction or alteration of any school building pursuant to this
12 section shall commence prior to the receipt of the written approval
13 of the plans, as to the safety of design and construction, from the
14 Department of General Services. Compliance with this provision
15 shall be deemed to be in compliance with Sections 17267 and
16 17297.

17 ~~(d)~~

18 (e) The design-build entity shall be liable for building the
19 facility to specifications set forth in the design-build contract in the
20 absence of contractual language to the contrary.

